

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD
TUESDAY, JUNE 27, 2006 – 7:00 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order at 7:00 p.m. by Chairman Jerry Bechtold

Roll Call: Present: Chair Bechtold, Toni Honer, Roger Schmidt, Dale Borgmann, Sue Palmer, Dan Hansen, Jerry Tippelt arrived at 7:04, Vern Ahles liaison with the city council arrived at 7:09.

Staff: Rena Weber (City Administrator), Jim Mogen (City Attorney), Scott Hedlund (City Engineer).

Approval of Agenda: Moved, Seconded and passed that the agenda be approved as presented.

Approval of 06/13/06 Minutes - Dan Hansen asked that the verbiage to be corrected to read his holding ponds will be up to 6 feet deep. Motion made, seconded and passed to approve minutes as amended.

NEW BUSINESS

Mark and Donna Gross: 532 Walnut Street - 36 notices of public hearing were sent out. Request was to construct a 20 x 24 Accessory building. The Gross' were requesting three variances:

- a) Impervious surface coverage – 390 +
- b) Rear yard set back – 5'
- c) Side yard set back – 15'

The applicant has looked into other options, such as buying land that is located behind his home to no avail. Lengthy conversation was carried on with the applicant.

Motion made and seconded to close the public hearing, motion passed. A motion was made that Scott and at least one other commission member, visit the site and make recommendations back to the commission. Motion Passed.

James and Anthony Skaja Variance: 25413 Pleasant Road - Request was to house two RVs units and a cabin on one lot of record. 28 notices of public hearing were sent out. 7 letters were received on this issue: Tom Olson, Rita and Del Taylor, James and Mary Mc Donald, Norm and Rosemary Meyer, Beatrice Allan, Joe and Jean Meyer, and the Pleasant Lake Area Homeowners Association. All of these letters were against allowing the variance. Two property owners came to the meeting to speak in favor of the Skaja's: Wayne Laudenbach 25409 Pleasant Road and Diedrich Mc Broom 25417 Pleasant Road. Mr. Laudenbach also asked the question of why we consider the RVs impervious surface. Jeff Hagen of County Road 8, encouraged the commission to consider what allowing this variance to continue could do in the future, he is concerned that we are setting precedence and that if we allow this to continue the city is going to receive a large number of complaints. Mr. Mogen encouraged the commission to look at the fact that it is getting harder for the city to enforce and limit non conforming use, and that if we allow the variance we strongly keep a pulse on the use, and amend the variance if necessary.

Conversation was carried on what constitutes continual use versus a definition of a dwelling. The use of these RVs was sporadic, not continued use, so not considered a dwelling. Motion made and seconded to close the public hearing. Motion made to deny the request for the variance. Roll call vote called

Ayes: Schmidt, Tippelt, Palmer, Borgmann, Hansen, Bechtold

Abstaining: Honer

Motion passes on a 6 yes vote with 1 abstaining.

Discussion with Ron and Mary Kron – 22252 123rd Avenue: The Kron's are coming to the commission with an 80 acre parcel that they would like to break off 1 parcel that has a home on 10 acres and do a deed restriction on 30 adjoining acres and keeping a 40 acre parcel of farmland. They intend to keep the 70 acres as tillable farm land. One concern was for an easement to access the property so that it had road frontage, an easement may not meet out ordinances requirements for an easement. Mr. Mogen addressed to use caution of where we would allow a possible future dwelling on Parcel A. Another option that they have is to put two homes on the 10 acres and put a restriction on the remainder acreage.

Discussion with Jode Boldt – 73rd Avenue & 227th Street: She is on the agenda for the next meeting about a concept plan of some property that she owns in SP1 District. She just wanted to give us an overview and ask if we need an additional documentation to help with our decision. We need corrected legal descriptions and letters from the county, along with letters stating that it is a lot of record along with wetland report. Site Plan, feed lot maps, drain field sites, driveway, etc.

Dan and Kathy Hansen- Interim Use Permit - 230th Street: Dan Hansen's chair was vacated for this discussion. We needed a reclamation permit, financial bond, and several other pieces of misc. information. Mr. Hansen has given that to the city. Mr. Mogen and Mr. Hedlund said that they have not received enough of the information that he needs to aide us in making a decision. Dan updated us on the progress that he has already made on this project, and that he would like to keep on track. Jerry recommended that we catalog all the issues that were mentioned tonight and addressed them all before a recommendation is made, either way.

OLD BUSINESS

Discussion was carried on about receiving information the night of the meeting, and that if we are handed information on the night of the meeting that we do not need to act on it, the applicants need to give us time to digest it. Discussion was also carried on that the position of secretary should be put upon someone outside of the planning commission, that it is hard to be an active part and take minutes at the same time. Motion made and seconded to request council action that allows planning commission to hire a secretary. Motion passed.

Polite conversation was carried on about all the issues that we looked at tonight, a general overview to help some of our newer members feel more caught up to date on basic protocol.

Jerry carried on discussion about transitional zoning and about the increased necessity for a bus tour of the city to familiarize ourselves with the properties that are in question.

Bruce Conrad addressed Welcome to Rockville signs at each end of the city.

Motion made and seconded to adjourn at 10:20 p.m. motion passed.

TONI HONER
SECRETARY

JERRY BECHTOLD
CHAIR